

**PB# 82-19**

**Lands of Vascello**

Lands of Vascello  
(Schiavone)

82-19

**General Receipt** 4983

**TOWN OF NEW WINDSOR**  
555 Union Avenue  
New Windsor, N. Y. 12550

Received of Planning Board August 23 1982  
Twenty Five & \$ 25.00  
Planning Board - Sub. Div. Application Fee DOLLARS  
For (VASCello) 82-19

DISTRIBUTION

FUND	CODE	AMOUNT
<u>Check #326</u>		<u>2500</u>
<u>(Schirano pl)</u>		

By Pauline G. Townsend  
Town Clerk

**General Receipt** 5020

**TOWN OF NEW WINDSOR**  
555 Union Avenue  
New Windsor, N. Y. 12550

Received of Lands of Vascella Nov. 12 1982  
One Hundred thirty and 00/100 \$ 130.00  
Subdivision Fees 82-19 - See 79-24 DOLLARS  
For E.C.

DISTRIBUTION

FUND	CODE	AMOUNT
<u>#346</u>		
<u>\$130.00 Check</u>		

By Pauline G. Townsend  
Town Clerk

Title

Williamson Law Book Co., Rochester, N. Y. 14609

Lands of Russell  
(Shimoda)

82-19

11/10/82 ok  
11/10/82 ok

  
**Highland**  
**National Bank**  
OF NEWBURGH

CORPORATE HEADQUARTERS  
385 BROADWAY  
NEWBURGH, NEW YORK

416215  
50-174  
219

RE: Gazzola, Schiavone, Tribuzio

July 7 1981

PAY TO THE  
ORDER OF Town of New Windsor

\$ 2,750.00

HIGHLAND  
NAT'L BANK 2750000 CTS

DOLLARS

CASHIER'S CHECK

⑈416215⑈ ⑆021901748⑆ ⑈008 0037 6⑈06

  
AUTHORIZED SIGNATURE

Reed 11/12/82  
Lynch Lawley

Date 8/23/82

Application No. 82-19

APPLICATION FOR SUBDIVISION APPROVAL  
Town of New Windsor, 555 Union Avenue, Orange County, N.Y.  
Tel: 565-8808

Application is hereby made for subdivision of lands situated in the Town of New Windsor and described as follows:

1. Name of subdivision Lands of Vascello
2. Location Beaver Dam Lake, New Windsor
3. Acreage 25 4. Number of lots 11 5. Zone
6. Name & address of subdivider Gazzola, Schiarone  
Tribuzio RD4 Box 386 Vascello Rd
7. Name & address of record owner of land Gazzola, Schiarone,  
Tribuzio RD4 Box 386 Vascello Rd New Windsor
8. Present and intended uses Build on, 1 family Homes  
Owners sell lots

The undersigned applies for subdivision approval of the above described lands under the rules and procedure of the "Land Subdivision Regulations of the Town of New Windsor" as duly authorized by the Town Board of New Windsor, New York. Upon approval of the Preliminary Layout of said subdivision the applicant agrees to install such utilities as are required and to complete the streets as finally approved by the Planning Board or in lieu of this to post a performance bond as set forth and provided in the "Land Subdivision Regulations". Copies of the Preliminary Layout are hereby attached.

Compliance with requirements shall be the sole responsibility of the applicant or his representative and it is suggested a copy of the Subdivision Regulations be obtained to avoid rejection of the plans. Seven (7) copies of the plans are required.

Fees are due and payable upon submission of the preliminary plans. All checks are to be made payable to the Town of New Windsor.

Signature of applicant

Joseph T. Schiarone

approved 11/10/82  
SH

# County of Orange

COUNTY CLERK'S OFFICE

Orange County Government  
Center



Goshen, New York 10924

MARION S. MURPHY  
County Clerk

Tel. (914) 294-5151

Date January 20, 1983

Chairman of Planning Board

Town of New Windsor

Dear Van Leeuwen by Carl E. Schiefer, Sec.

In compliance with the Town Planning Law, this is to notify you that  
the Plan of Subdivision for Schiabonre & Tribuzio Gazzola,  
Town of New Windsor dated November 20, 1981  
and approved by you on November 10, 1982  
was filed in our office on November 16, 1982  
as Map number 6081.

With kindest regards, I am

Very truly yours,

Marion S. Murphy  
County Clerk

By:   
Chief Clerk

## CERTIFICATE OF APPROVAL OF REALTY SUBDIVISION PLANS

To: Gazzola, Schiavone & Tribozio  
Vascello Road  
New Windsor, New York

April 29, 1982

This certificate is issued pursuant to Article 17 of the Environmental Conservation Law in connection with the approval of plans on April 29th, 1982 for your realty subdivision known as Lands of Gazzola, Schiavone & Tribozio (T, XXX) New Windsor Orange County.

The following data was furnished in connection with the submission of the plans.

Location at the Inter-section of Chestnut Avenue and Sycamore Drive  
Acres (approx.) 25.22 No. of Lots 12 Size (approx.) 1-Acre  
Owner intends to build some houses and sell other lots without Building (11 lots).  
Topography Gentle Slope  
Depth to Ground Water 8+ Ft When September 19th, 1981  
Soil 0-4" top soil, 4"-18" siltloam + sand gravels, 18"-8+0, Sandy Loam + Silts + boulders  
Grading (cut or fill) 3+  
Drainage N/A  
Water Supply Individual Well  
Sewage Disposal New Windsor Sewer District No. 23

Approval of this subdivision is granted on condition:

1. That the proposed facilities for water supply and sewage disposal are installed in conformity with said plans.
2. That no lot shall be subdivided without plans for such resubdivision being filed with and approved by the New York State Department of Environmental and conservation, Region #3.

cc: Orange County Dept. of Health  
Warren Schlickeneider-Albany

Commissioner of Environmental Conservation

By: Joseph F. Marcogliese P.E.  
Joseph F. Marcogliese, P.E.



# FELDMAN-JACOBSON ABSTRACT CORP.

295 BROADWAY, NEWBURGH, NEW YORK 12550

(914) 562-4600



OCT. 6 • 1982

October 5, 1982

Duggan, Crotty & Durn, Esqs.  
Temple Hill Road  
Newburgh, NY 12550  
Attn: Philip Crotty, Esq.

RE: Special Search - Schiavone, Gazzola and Tribuzio  
Town of New Windsor

Dear Mr. Crotty:

Per the request of your client Mr. Schiavone, we have caused to be made a search in the Orange County Clerk's Office from December 1, 1981 to date to determine the record owners of a piece of property in the Town of New Windsor described in Liber 2228 page 859.

Please be advised that the record owners to date are, Theresa Schiavone, Philomena Tribuzio, and Raymond Gazzola. Title acquired by deed dated August 4, 1982 and recorded in Liber 2228 page 859 from Frank Agresti, Alfred Agresti, Gregory Agresti, Ramilda Agresti, Anthony Vascello, Loretta Vascello and Cassandra Vascello, tenants in common.

If we can be of any further assistance to you, please let us know.

Sincerely,

FELDMAN - JACOBSON ABSTRACT CORP.

BY: Robert Feldman

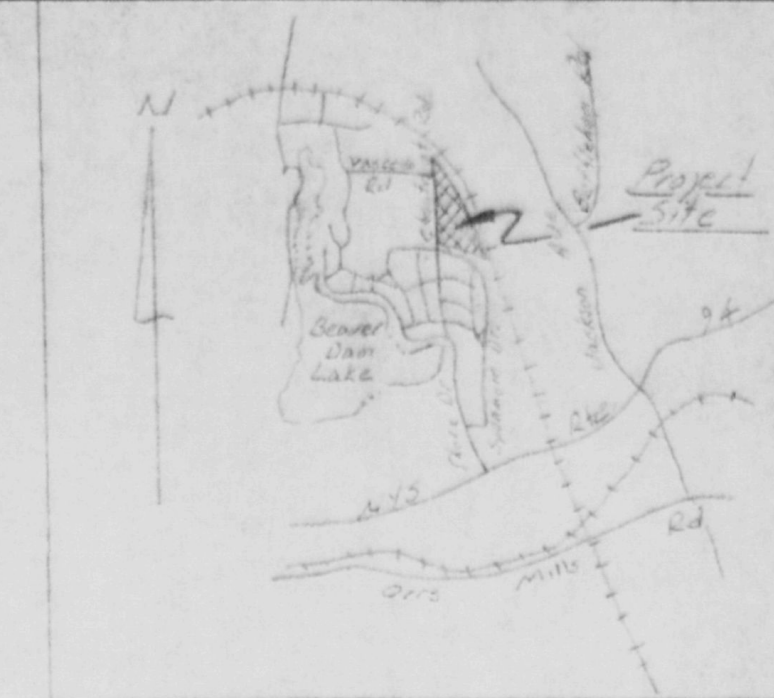
FJ/sir

cc: Joseph Schiavone, R.D. #4, Box 386, New Windsor, NY 12550

REPRESENTING  
CHICAGO TITLE INSURANCE COMPANY



Subdivision  
Beaver Dam Lake  
Section 1  
Filed: May 5 1931  
Map No. 1044



Locality Map  
Scale: 1" = 1 mile

Map Data:  
Section 57  
Block 1  
Lot 39.1

Deed Reference:  
Liber 2042, Page 445

Notes:

1. Boundary survey by Youngblood Associates - Feb. 5, 1977
2. Topography by Patrick T. Kennedy, L.S. 14 October 1981 - U.S.G.S. Datum
3. Sanitary Sewer Service - Sewer District #23, Town of New Windsor.

zoning District - R4  
Minimum Requirements:

	with Sewers	without Sewers
Area:	15,000 SF	43,560 SF
Width:	100'	125'
Front Yard:	35'	45'
Side Yard:	15'	20'
Both Sides:	30'	40'
Rear Yard:	40'	50'

4. Well locations are general. Specific location to be determined during building permit proceeding. Installation shall be in conformance with New York State Health Department and N.Y.S.D.E.C. guidelines.
5. House connection sewer laterals to be not less than 6" in diameter. Material shall be A.B.S. or equal. Material shall be ductile iron if within 5' of house. All bends shall use sweep elbows with cleanouts to grade.
6. In the event house stubs are not provided, connection to existing 8" sewer shall be performed with a saddle.
7. All installations of sewer laterals shall be in compliance with the Sewer District #23 Sewer Use Ordinance.

Lot Areas:

Lot #	Area
1	1.67 acres
2	1.01
3	1.01
4	1.03
5	1.02
6	1.02
7	1.02
8	1.01
9	1.02
10	1.02
11	1.01
12	13.38

Total Area - 25.22 acres

Final Subdivision APPROVAL GRANTED  
BY TOWN OF NEW WINDSOR PLANNING BOARD  
ON 11-10-82  
BY Carl E. Schiefer

CARL E. SCHIEFER  
SECRETARY



Patrick T. Kennedy, L.S.  
Surveyor  
Scale: 1" = 100'  
DATE: Nov 20, 1982  
APPROVED BY: [Signature]  
DRAWN BY: [Signature]  
REVISOR: [Signature]  
SUBDIVISION OF LANDS OF  
Gazzola, Schiarone & Tribuzio  
Town of New Windsor  
Orange County, New York  
DRAWING NUMBER: 81-67

Record Owners & Subdividers

Raymond Gazzola  
Theresa Schiarone  
Philomena Tribuzio  
RD #4  
Vincello Road  
New Windsor, New York 12550

Existing Road Section  
Scale: None

